

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 13, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:01pm. Present were Commissioners Jonathan Lyons, Mike Jusko, John McCutcheon, Tracy Logan and Annie Fishman. Staff members present were Director of Planning and Zoning, Ryan Miller, Senior Planner, David Gonzales, and Planning and Zoning Coordinator, Laura Morales.

II. CONSENT AGENDA

- 1. Approval of Minutes for the September 29, 2015 Planning and Zoning Commission meeting.**

Commissioner Fishman made motion to pass the consent agenda. Commissioner Jusko seconded the motion, which passed by a vote of 6-0 and one seat vacant.

III. APPOINTMENTS

- 2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.**

Planning Director, Ryan Miller, gave brief explanation of the recommendations made by the Architectural Review Board.

IV. PUBLIC HEARINGS

- 3. Z2015-025**

Hold a public hearing to discuss and consider a request by Bill K. Ryan for the approval of a zoning change from an Agricultural (AG) District to a Single Family One (SF-1) District for a 1.02-acre tract of land identified as Tract 11-2 of the D. Harr Survey Abstract, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 770 Davis Drive, and take any action necessary.

Planning Director, Ryan Miller, advised the subject property is a 1.02-acre tract of land identified as Tract 11-2 of the D. Harr Survey, Abstract No. 102. The applicant, Bill K. Ryan, is requesting to rezone the property from an Agricultural District to a Single-Family One District for the purpose of allowing a horse to be fenced on the property. According to Section 6-162, *Keeping, Confining and Breeding Regulations*, of Article VI, *Livestock and Other Farm Animals*, of the *Municipal Code of Ordinances*, "(n)o person shall engage in keeping livestock within the corporate limits of the city except on tracts of land five acres and larger, on property zoned agricultural or in accordance with Article IV, Section 3 of the Unified Development Code, which allows properties within a SF-1 District to keep grazing animals 500 pounds or greater including horses and cattle have a minimum fenced area of 40,000 SF per animal. In this case, the applicant's property would allow them to have one horse or other grazing animal if approved for Single-Family One District zoning. Currently, the subject property has an existing single-family home constructed on it.

Mr. Miller further stated that the Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for Low Density Residential land uses, which is

defined as less than two single-family units per acre. This designation is in conformance with the applicant's request to rezone the subject property to a Single-Family One District.

In addition, staff mailed 25 notices to property owners and residents within 500-feet of the subject property. Additionally, staff posted a sign along SH-66, and advertised the public hearings in the Rockwall Harold Banner, and no responses were received by staff.

Chairman Renfro asked applicant to come forth and speak.

Bill Ryan
770 Davis Drive
Rockwall, TX 75087

The applicant came forth and gave a brief explanation of the request. The applicant stated the horse has been in his family for over twenty years, and is currently in bad health. A family member is taking care of the horse currently. He also stated the property currently has a fence to contain the animal.

Chairman Renfro asked for questions from the Commission. Commissioner Lyons asked if there were any properties surrounding the subject property with any horses. The applicant stated a neighbor does have goats.

Chairman Renfro asked the reason the property was going from an Agriculture District to a Single Family District. Director Miller stated that the zoning change was to allow the horse on the subject property.

Commissioner Jusko asked if the provision only allows for one animal. Planning Director Miller stated only one would be allowed in the fenced in area.

Chairman Renfro opened the public hearing and asked for anyone wishing to speak to come forward. There being no one indicating such, Chairman Renfro closed the public hearing.

Commissioner Lyons made a motion to approve the applicant's request with staff recommendations. Commissioner McCutcheon seconded the motion, which passed by a vote of 6-0 with one seat vacant.

4. Z2015-026

Hold a public hearing to discuss and consider a request by Randy Kopplin of Stone Creek Real Estate Partners, LLC on behalf of the owner Arkoma Development, LLC for the approval of amendments to Planned Development District 65 (PD-65) [*Ordinance No. 08-02*] to allow for a ~74,000 SF Assisted Living Facility to be established on a 5.507-acre portion of a larger 11.723-acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, located west of the intersection of N. Goliad Street [*SH-205*] and Pecan Valley Drive, and take any action necessary.

Planning Director, Ryan Miller, gave explanation of the request stating that the applicant, Randy Kopplin of StoneCreek Real Estate Partners, is requesting to amend Planned Development District 65 to accommodate the construction of a 74,000 SF Assisted Living Facility. Currently, Ordinance No. 08-02 allows for the development of a 50,000 SF Assisted Living Facility, 40,000 SF if the structure exceeds 28-feet by-right on the subject property. In addition, the concept plan submitted by the applicant shows that Pecan Valley Drive -- which is currently identified as a Minor Collector on the City's Master Thoroughfare Plan -- would terminate into a cul-de-sac in front of the subject property. The current concept plan in Ordinance No. 08-02 shows Pecan Valley Drive extending through the site and connecting with the future extension of Random Oaks Drive, also identified as a Minor Collector on the City's Master Thoroughfare Plan. If the applicant's request is approved, Pecan Valley Drive and Random Oaks Drive would need to be removed from the City's Master Thoroughfare Plan. This has been added as a condition of approval of this request.

Mr. Miller further stated that the building elevations submitted with the concept plan show conformance to the requirements of the Unified Development Code and has been included within the Planned Development District Ordinance. Additionally, conformance to these elevations is a condition of approval for this case. With the exception of the increased building footprint, the use and the building generally meet the intent of the zoning district; however, approval of this request is discretionary to the City Council. Staff has included a copy of the current concept plan in the attached packet for review in comparison to the concept plan being proposed by the applicant.

Mr. Miller further stated that the Future Land Use Map contained within the Comprehensive Plan designates the subject property for Commercial land uses. The current zoning, which allows for an Assisted Living Facility on the subject property, is considered to be conforming with regard to this land use designation. If approved the applicant's request will not change the use or the conformity of the property with the Comprehensive Plan.

Mr. Miller also stated that staff mailed 26 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Stone Creek, Lakeview Summit, Shores at Lake Ray Hubbard and Random Oaks/Shores Homeowner's Associations, which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign in front of the subject property at the end of Pecan Valley Drive, and advertised the public hearings in the Rockwall Harold.

Chairman Renfro asked for questions from the Commission. Commissioner Logan asked about the dead end of Pecan Valley Drive and where the fire access would be designated. Mr. Miller explained Random Oaks Dr. connects to Pecan Valley Drive that runs behind retail and applicant is showing in concept plan Random Oaks Drive and Pecan Valley Drive will be both be cul-de-sac'ed, stubbing out access to the northwest part of the property.

Chairman Renfro asked the Fire Marshall Ariana Hargrove if the plan met the fire requirements. Ms. Hargrove stated that it does meet the fire requirements.

Chairman Renfro asked applicant to come forth and speak.

Randy Kopplin
3504 Tomlinson Court
Arlington, TX

Mr. Kopplin, Director of Design and Construction for Stone Creek Real Estate, came forward and gave explanation of the request. Mr. Kopplin stated they have developed 30 Senior Care facilities over the past twenty years. He is requesting to amend PD-65 to allow for the development of a 73,500 square foot building. The ground floor of the building will be 49,000 square feet, and the second floor of the building will be the assisted living portion and be 24,2000 square feet. The site plan has been reviewed by staff and they were able to incorporate staffs requests in the final layout. Mr. Kopplin further stated a complete fire lane will be around the building per the request of the Fire Marshall. There will be 70 parking spaces on the site, exceeding the requirement which calls for 45. There will be 58 assisted living units, with 62 beds, and the memory care portion of the facility will have 32 units with 56 beds. Mr. Kopplin went on to state the building is residential in nature and will contain brick and natural stone elements. The building will have common space for the Assisted Living residents as well as two enclosed courtyards and sunrooms.

Mr. Kopplin further stated that upon approval of this request they will be submitting the project for site plan approval, which will include recommendations from the Architectural Review Board.

Chairman Renfro asked for questions from the applicant. Chairman Renfro had questions concerning the total number of units. Mr. Kopplin stated it would be a total of 90 units and 118 beds, with some units being double occupied.

Commissioner Jusko questioned as to how many jobs it would bring to the City. The applicant stated that the facility, fully staffed, should bring 6.

Commissioner Lyons asked if there was a color sample of the exterior. Director Miller stated that that would be presented with the site plan.

Chairman Renfro opened the public hearing and asked for anyone wishing to speak to come forward. There being no one indicating such Chairman Renfro closed the public hearing.

Commissioner Lyons made a motion to approve the agenda item with staff recommendations. Commissioner McCutcheon seconded the motion, which passed by a vote of 6-0 with one seat vacant.

V. ACTION ITEMS

5. SP2015-021

Discuss and consider a request by Steven Reyes of Ramsay & Reyes on behalf of the owner Mark Jordan for the approval of an amended site plan for an office building on a 0.35-acre parcel of land identified as Lot 7, Block A, Lakewood Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, and located north of the intersection of White Hills Drive and Ridge Road [FM-740], and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating, that the applicant is requesting approval of an amended Site Plan for the purpose of constructing a 2,907 sq. ft., 2-story office building. The property is zoned Commercial District and is within the Scenic Overlay District. The property is generally located on Ridge Road north of the intersection of Ridge Road and White Hills Drive, adjacent to Apple Orthodontics.

The proposed office building is a permitted by right use according to the Unified Development Code. The Lakewood Park Addition has a total of 44 existing parking spaces that were site planned in 2004. The existing parking spaces are considered sufficient for the proposed office building; therefore, no additional parking spaces will be provided. The site has one point of access from Ridge Road, but is also accessible by way of a 24-ft dedicated ingress-egress & fire lane easement located along the southeast property line. This provides an alternate route for traffic circulation.

Mr. Gonzales further explained that the submitted site plan, building elevations, and landscape plan, conform to the technical requirements contained within the UDC and the Scenic Overlay District. As a note, a site plan was approved in 2004 for the Lakewood Park Addition. This site plan established development of the Apple Orthodontics site and two future sites, which included landscape and photometric plans. The applicant's landscape plan provides additional landscaping for the site.

Chairman Renfro asked the applicant to come forth and speak.

Ross Ramsey
(No address given)

Mr. Ramsey came forward and stated that he is the architect for the adjacent project and the proposed building and they want to close out the project after 11 years. He stated they are looking to compliment the Apple Orthodontics building using same brick and same stone, and generally the same look.

Commissioner Jusko asked if any tenants were lined up as of yet. Mr. Ramsey stated units are executive suites and as of yet they do not have tenants lined up, but expects there to be a high demand for such suites.

Commissioner Jusko made motion to approve the agenda item with staff recommendations. Commissioner Fishman seconded the motion, which passed by a vote of 6-0 with one seat vacant.

6. SP2015-022

Discuss and consider a request by Jonathan Hake of Cross Engineering on behalf of the owner Kenneth R. Smith of K. R. Smith Holdings, LLC for the approval of a site plan for an indoor/outdoor baseball training facility on a six (6) acre tract of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Corridor Overlay (SH-205 BY-OV) District, located on the north side of Airport Road west of the intersection of Airport Road and John King Boulevard, and take any action necessary.

Senior Planner, David Gonzales, gave explanation of the item stating that the applicant is requesting approval of a Site Plan for the purpose of constructing a 2-story indoor baseball facility that will be approximately 42,077 sq. ft. of gross building area on a six acre tract of land. The property is zoned Commercial District and has been granted a Specific Use Permit on July 6, 2015 to allow for the development of an indoor/outdoor baseball training facility. The property is also within the 205 By-Pass Corridor Overlay District and is generally located on the north side of Airport Road, west of the intersection of Airport Road and John King Boulevard, across from the Leon Tuttle Athletic Complex.

Mr. Gonzales further explained that the applicant has submitted a site plan indicating an indoor baseball facility, a practice field, and a full sized baseball field that will provide consumer based recreational activities for the public. The indoor facility will be generally equipped with batting cages, practice cages, virtual video cages, concessions, arcade games, a workout facility, a meeting room, a pro shop and business office. The baseball field and practice fields will be available for rental, select team use, and tournament play.

Mr. Gonzales also stated that the photometric plan submitted by the applicant establishes an illumination level for the site that is generally not to exceed an average of 50-FC in order to provide the necessary lighting for the ball fields. The highest reading calculated beyond the property line is 3.8-FC and is located at the center of the north property line and approximately 9-ft from this property line. This particular reading drops to 1.0-FC at approximately 28-ft from the property line and continues to decline reaching 0.2-FC at approximately 120-ft from the property line. The light pole standards to be installed are measured to have a maximum overall height of 50-ft. The site will incorporate a total of nine 50-ft height light poles for the ball fields. The FAA has submitted letters of "Determination of No Hazard to Air Navigation" for each lighting standard. And as noted during the SUP process, the City's outdoor lighting regulations do not have standards associated with a sports complex in terms of the maximum intensity measured at the property line or for the maximum height of light pole standards, therefore approval of a photometric plan is required with the site plan per the Operational Conditions of the SUP.

The parking for an indoor/outdoor baseball training facility will be calculated at one) parking space per one thousand square feet of area. Based on this calculation, the applicant is exceeding the required parking of forty-three parking spaces and proposing an overall total of one hundred twenty-five parking spaces for the site. The site will have two points of access along Airport Road. Both points of access are designated Fire lane and Public Access Easements designed to provide proper circulation of traffic and fire protection.

Mr. Gonzales further stated that on September 29, 2015, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The board expressed concern with the thematic appearance of the structure and site by using baseball bats as structural supports for the overhang and large "baseballs" near the entrance. The ARB also requested the applicant include windows or a clerestory for the west elevation along the portion of the building closest to Airport Road. Finally, the ARB recommended the applicant include additional architectural elements for the rear elevation. The applicant has submitted updated building elevations that show the incorporation of the clerestory along the western elevation and window elements along the northern elevation; however, the revised elevations do not address the boards concerns with regard to the thematic appearance of the structure

Mr. Gonzales also explained variances that applicant is requesting to be granted an exception to allow concrete tilt-up walls as the applicant is proposing concrete tilt wall

panels that will be visible on all four sides of the structure. Also, a variance to allow for not meeting the Building Articulation requirements for horizontal and vertical articulation, and a variance to allow for not meeting the minimum 20% natural or quarried stone requirement for the north and east. As well as a variance to allow for exceeding the maximum 10% secondary materials requirement and A variance to allow for not meeting the architectural finishing of all four sides with same materials, detailing, and features. Mr. Gonzales explained to Commission what vote would be needed to approve the variances.

Chairman Renfro asked for questions from Commission for staff.

Chairman Renfro asked what the bats on the exterior are made of. Mr. Gonzales explained they are made out of glass fiber reinforced polymer. Chairman Renfro asked if lighting would be any interference with the airport. Mr. Gonzales stated letters were submitted by the applicant that covers FAA regulations and they do meet the regulations.

Chairman Renfro asked applicant to come forth and speak.

Kenneth Smith
(No address given)

Commissioner Logan had question pertaining to the stone requirement. General discussion took place concerning the stone type and percentages that would be required.

Commissioner Fishman had question about how visible the north elevation would be. Mr. Gonzales explained that the topography of the area would only allow a portion of the building to be visible.

Commissioner Jusko had questions pertaining to the lights and if the parking lights would be LED lights. Mr. Gonzales stated they would be.

Commissioner Logan asked if the parking requirement is based on the building or the field. Mr. Gonzales stated staff met with applicant last year and discussed the parking; no specific standards were listed for this type of facility. It was determined that the parks/playground standard, which is one per 1,000 square feet of area, would be used. Since it is not a park or playground the one per 1,000 square feet will be taken for the building size and the practice field and equate to 43 parking spaces. Mr. Gonzales stated that the applicant has stated that he knows that 43 parking spaces will not be sufficient for his use and will be including additional parking to satisfy the demand.

Chairman Renfro asked the applicant how many teams were expected to use the facility. Mr. Smith stated there will be 17 cages available. Concerning the parking, he stated there will be approximately 123 parking spaces. His biggest concern is that Tuttle Field does not have enough parking spaces for their facility and will probably spill over into his parking areas.

Commissioner Lyons asked if a tornado shelter would be provided should inclement weather occur. The applicant stated that the batting cages could serve as a shelter should inclement weather occur.

Commissioner McCutcheon asked where the HVAC would be located and if they were going to use exposed ductwork or external ductwork. The applicant stated it is exposed internal ductwork.

Commissioner McCutcheon made motion to approve the agenda item. Commissioner Jusko seconded the motion, which passed by a vote of 6-0 with one seat vacant.

VI. DISCUSSION ITEMS

7. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

✓ P2015-036: Replat for Lot 1, Block A, Our House Addition [Approved]


- 366 ✓ P2015-037: Replat for Lot 3, Block 1, HJG Plaza Addition [Approved]
367 ✓ MIS2015-007: Special Request by RHDC (Peter's Colony & Ross Street) [Approve
368 (Setback)/Denied (Masonry Exception)]
369 ✓ MIS2015-008: Special Request by RHDC (112 Chris Street) [Denied (Land Use)/Approved
370 (Setback/Masonry Exception/Lot Width)]
371

372 Planning Director Ryan Miller provided a brief update about the outcome of the above
373 referenced cases at the City Council meeting. The Commission did not have any questions
374 concerning this agenda item.
375

376 VII. ADJOURNMENT
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378 The meeting was adjourned at 7:06 p.m.
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381 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
382 ROCKWALL, Texas, this _____ day of _____, 2015.
383

384 
385 _____
386 Craig Renfro, Chairman
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390 Attest:

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392 _____
393 Laura Morales, Planning Coordinator
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